

# **EXHIBIT A**

# ↑BAKER P R O P E R T I E S

\*\*\*VIA FEDERAL EXPRESS\*\*\*

April 22, 2019

Tammi Banaszak  
[Tammi.Banaszak@scarshc.com](mailto:Tammi.Banaszak@scarshc.com)  
Sears, Roebuck and Co.  
Real Estate Dept D824RE  
Unit #8976  
3333 Beverly Road  
Hoffman Estates, IL 60179

RE: Post-Petition Past Due Amount - Location: 477 North Lewis Road Limerick PA 19468

Dear Ms. Banaszak,

On March 1, 2019 Baker Properties LP invoiced Sears, Roebuck and Co. for the 2019 Town Tax. On March 7, 2019 Baker Properties LP invoices Sears, Roebuck and Co. for gas and electric charges for the lease located at 477 N. Lewis Road. Both invoices are past due. I have attached a copies of the invoices previously provided.


Here is a summary of the post-petition amounts due to Baker Properties LP from Sears, Roebuck and Co.:

3/1/2019 2019 Town Tax	\$16,479.00
Payment applied from 4/1/2019 payment	(\$ 4,344.64)
-4/1/2019 Late fee for Tax Invoice	\$ 823.95
3/7/2019 Gas and Electric charges	\$12,101.47
4/1/2019 Late fee for Rent and Tax	\$ 3,198.17

**Total Due** **\$28,257.95**

If payment is not received within 10 days of receipt of this notice tenant shall be subjected to a late fee in accordance with the lease for the 3/7/2019 Gas and Electric invoice.

Sincerely,

  
Stephanie Musto  
Property Management/ Accounting Assistant  
[smusto@thebakercompanies.com](mailto:smusto@thebakercompanies.com)  
CC: Elizabeth T. Meeker  
Don Duthaler

Attachment: Sears Rec dated: 4/18/2019  
Past Due Invoice No. 8719 Dated 3/1/2019  
Past Due Invoice No. 8854 dated 3/7/2019

Sears Rec 4/18/2019

	Charged	Pa d	CN	Date	Difference	Cash Received
11/10/2017 Utility Inv	3,654.79		145056	1/18/2018	0.00	1/2/2018 160505 \$ 55,531.02
12/12/2017 Utility Inv	6,649.11		145056	1/18/2018	36.00	1/16/2018 145056 \$ 10,267.90
			165096	4/3/2018	(0.34)	2/6/2018 162125 \$ 55,531.02
						2/16/2018 146383 \$ 8,820.65
						3/6/2018 146988 \$ 10,843.69
1/1/2018 Rent	48,851.13	48,851.13	160505	1/2/2018	0.00	3/6/2018 163611 \$ 55,531.02
3/1/2018 COC	7,409.73	6,679.89	160505	1/2/2018	729.84	4/3/2018 165096 \$ 54,568.17
1/1/2018 Utility Inv	8,820.65	8,820.65	146183	2/16/2018	0.00	4/19/2018 1311613 \$ 16,479.71
3/1/2017 2018 Rec	(3,882.55)	-3,882.55	165096	4/3/2018	0.00	5/4/2018 166665 \$ 56,260.86
					(729.84)	5/18/2018 167824 \$ 414.98
						5/22/2018 149607 \$ 17,443.78
2/1/2018 Rent	48,851.13	48,851.13	162125	2/6/2018	0.00	6/4/2018 168262 \$ 56,260.86
2/1/2018 COC	7,409.73	6,679.89	162125	2/6/2018	729.84	7/13/2018 169738 \$ 56,260.86
2/12/2018 Utility Inv	10,843.69	10,843.69	146988	3/6/2018	0.00	7/13/2018 150713 \$ 7,308.88
					(729.84)	8/6/2018 171293 \$ 56,260.86
						9/4/2018 172703 \$ 56,260.86
3/1/2018 Rent	48,851.13	48,851.13	163611	3/6/2018	0.00	9/4/2018 153259 \$ 4,402.68
3/1/2018 COC	7,409.73	6,679.89	163611	3/6/2018	729.84	9/11/2018 152958 \$ 4,190.08
3/5/2018 Tax	16,479.71	16,479.71	1311613	4/19/2018	0.00	9/25/2018 131270770 \$ 66,705.86
3/12/2018 Utility Inv	8,299.43	8,299.43	149607	5/22/2018	0.00	10/5/2018 174050 \$ 56,260.86
					(729.84)	11/7/2018 160090 \$ 56,260.86
						12/7/2018 181083 \$ 56,260.86
4/1/2018 Rent	48,851.13	48,851.13	165096	4/3/2018	0.00	1/8/2019 1830 \$ 61,600.51
4/1/2018 COC	7,409.73	7,409.73	165096	4/3/2018	0.00	1/28/2019 155461 \$ 2,561.03
4/11/2018 Utility Inv	9,143.85	9,143.85	149607	5/22/2018	0.00	2/5/2019 \$ 61,600.51
						2/7/2019 155865 \$ 6,398.07
5/1/2018 Rent	48,851.13	48,851.13	166665	5/4/2018	0.00	3/5/2019 164360 \$ 61,600.51
5/1/2018 COC	7,409.73	7,409.73	166665	5/4/2018	0.00	3/11/2019 156982 \$ 5,488.10
5/9/2018 Late Fees	414.98	414.98	167824	5/8/2018	0.00	3/25/2019 157236 \$ 13,459.32
5/11/2018 Utility Inv	7,308.88	7,308.88	150713	7/8/2018	0.00	3/28/2019 157909 \$ 926.73
						4/1/2019 184823 \$ 7,329.19
6/1/2018 Rent	48,851.13	48,851.13	168262	6/4/2018	0.00	4/1/2019 157369 \$ 688.40
6/1/2018 COC	7,409.73	7,409.73	168262	6/4/2018	0.00	4/3/2019 184673 \$ 63,963.51
7/1/2018 Rent	48,851.13	48,851.13	169738	7/3/2018	0.00	
7/1/2018 COC	7,409.73	7,409.73	169738	7/3/2018	0.00	\$ 1,106,542.70
7/11/2018 Utility	4,190.08	4,190.08	152958	9/21/2018	0.00	
8/1/2018 Rent	48,851.13	48,851.13	171293	8/6/2018	0.00	
8/1/2018 COC	7,409.73	7,409.73	171293	8/6/2018	0.00	
8/6/2018 Tax	66,705.86	66,705.86	131270770	9/25/2018	0.00	
8/10/2018 Utility	4,402.68	4,402.68	152359	9/4/2018	0.00	
9/1/2018 Rent	48,851.13	48,851.13	172703	9/4/2018	0.00	
9/1/2018 COC	7,409.73	7,409.73	172703	9/4/2018	0.00	
9/12/2018 Utility	4,477.57				4,477.57	
Late Fee	225.66				225.66	
10/1/2018 Rent	48,851.13	48,851.13	174050	10/5/2018	0.00	
10/1/2018 COC	7,409.73	7,409.73	174050	10/5/2018	0.00	
10/10/2018 Utility	4,371.97				4,371.97	
11/1/2018 Rent	48,851.13	48,851.13	180090	11/7/2018	0.00	
11/1/2018 COC	7,409.73	7,409.73	180090	11/7/2018	0.00	
11/12/2018 Utility	9,903.23				9,903.23	
Late Fee	195.16				195.16	
12/1/2018 Rent	48,851.13	48,851.13	181083	12/7/2018	0.00	
12/1/2018 COC	7,409.73	7,409.73	181083	12/7/2018	0.00	
12/10/2018 Utility	8,561.74		155461	1/28/2019	7,208.68	
					(2,574.38)	
					(805.67)	
					(3,920.73)	
Late Fee	426.21				0.00	
1/1/2019 Rent	55,256.25	55,256.25	182103	1/8/2019	0.00	
1/1/2019 COC	8,707.26	6,344.26	182103	1/8/2019	2,363.00	
Late Fee	53.27		157236	3/23/2019	0.00	
					(2,363.00)	
1/10/2019 Utility	10,006.19		157236	3/23/2019	8,606.22	
					(6,598.07)	
					(2,208.15)	
2/1/2019 Rent	55,256.25	55,256.25	1830	2/3/2019	0.00	
2/1/2019 COC	8,707.26	6,344.26	1830	2/3/2019	2,363.00	
Late Fee	53.27		157236	3/23/2019	0.00	
					(2,363.00)	
2/13/2019 Utility	11,355.23		157236	3/23/2019	2,726.28	
					(926.73)	
					(1,795.55)	
Late Fee	110.40			4/1/2019	0.00	
2/28/2019 2018 Rec	(4,349.11)	(4,349.11)	157236	3/23/2019	0.00	
3/1/2019 Rent	55,256.25	55,256.25	184360	3/5/2019	0.00	
3/1/2019 COC	8,707.26	6,344.26	184360	3/5/2019	2,363.00	
					(2,363.00)	
3/1/2019 Tax Inv	16,479.00	4,544.64		4/1/2019	12,134.36	
3/7/2019 Utilities	12,101.47				12,101.47	
4/1/2019 Rent	55,256.25	55,256.25	184673	4/5/2019	0.00	
4/1/2019 COC	8,707.26	8,707.26	184673	4/5/2019	0.00	
4/1/2019 Late Fee-Rent, COC	3,198.17				3,198.17	
4/1/2019 Late Fee-Tax Inv	823.95				823.95	
4/9/2019 Utility	11,733.93				11,733.93	
	\$ 1,159,742.83	1,106,542.70			\$ 53,201.13	
	\$ 53,201.13	0.00				

Pre-Petition Late Amounts  
Post-Petition Amounts

→ Due 5/9/19

Pre-Petition		Post Petition	
Utilities	12,768.43	Rent	0.00
Late Fees	420.82	COC	0.00
Total Pre-Petition	13,189.25	Utilities	23,835.40
		Tax Inv	12,134.36
		Late Fees	4,022.12
		Total Post-Petition	39,991.88
		GRAND TOTAL	53,201.13

LIMERICK, PA  
BAKER PROPERTIES LP  
ONE WEST RED OAK LANE  
WHITE PLAINS, NY 10604

*E-mail: amj.benarku@searhc.co*

SEARS, ROEBUCK AND CO.  
Real Estate Dept D824RE  
UNIT #8976  
3333 BEVERLY ROAD  
HOFFMAN ESTATES, IL 60179

3/1/2019

ACCOUNT NUMBER

INVOICE #: 008719

~~0224~~ 1

MAKE CHECKS PAYABLE TO: BAKER PROPERTIES LP

BALANCE DUE

*12,134.36*  
~~16,479.00~~

Date	Code	Description	Charges	Payments	Amount Due
3/1/2019	TAX	2019 TOWN TAX	16,479.00	.00	16,479.00

3/1/2019	ACCOUNT NUMBER
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Please send this portion of the statement with your remittance.

INVOICE #: 008719  
SEARS, ROEBUCK AND CO.

~~0224~~ 1

LIMERICK, PA  
BAKER PROPERTIES LP  
ONE WEST RED OAK LANE  
WHITE PLAINS, NY 10604

					<i>12,134.36</i>	
Current	30	60	90	120	BALANCE DUE	
16,479.00	0.00	0.00	0.00	0.00	<del>16,479.00</del>	

*2019 3/1/19 16,479.00*

**LIMERICK TOWNSHIP, MONTGOMERY COUNTY**  
2019 REAL ESTATE TAXES AND OTHER FEES  
FOR THE PERIOD JANUARY 1ST TO DECEMBER 31ST

**Bill Date:** March 1, 2019  
**Property Desc:** 477 N LEWIS RD  
677 X IRR 11.10 AC

**Assessed Value:** 3,651,582

**Parcel No.:** 370001721006

**Owner Address:**  
BAKER PROPERTIES LP  
1 W RED OAK LN  
WHITE PLAINS NY 10604

**RETURN THIS PORTION WITH PAYMENT**

TOWNSHIP AND COUNTY TAX AND FEES 2019		
KIND OF TAX	MILLS/RATE	FACE AMOUNT
COUNTY TAX	3.459	\$12,631.00
MCCC (CTY)	0.39	\$1,424.00
TOWNSHIP TAX	2.0890	\$7,628.00
FIRE	0.431	\$1,574.00
RECREATION	0.073	\$267.00
03/01/2019 - 04/30/2019 @ 2% DISCOUNT		\$23,054.00
05/01/2019 - 06/30/2019 @ FACE		\$23,524.00
on or after 07/01/2019 @ 10% PENALTY		\$25,876.00



**LIMERICK TOWNSHIP, MONTGOMERY COUNTY**  
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**Owner Address:**  
BAKER PROPERTIES LP  
1 W RED OAK LN  
WHITE PLAINS NY 10604

**TAXPAYER'S COPY**

TOWNSHIP AND COUNTY TAX AND FEES 2019		
KIND OF TAX	MILLS/RATE	FACE AMOUNT
COUNTY TAX	3.459	\$12,631.00
MCCC (CTY)	0.39	\$1,424.00
TOWNSHIP TAX	2.0890	\$7,628.00
FIRE	0.431	\$1,574.00
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05/01/2019 - 06/30/2019 @ FACE		\$23,524.00
on or after 07/01/2019 @ 10% PENALTY		\$25,876.00



**TAX BILL INSTRUCTIONS**

- Make checks payable to: **RYAN WALL, TAX COLLECTOR**
- If a receipt is desired you must return **BOTH COPIES** of the tax bill with a **SELF-ADDRESSED STAMPED ENVELOPE**.
- If a bank or mortgage company escrows your tax money, please forward this bill to them immediately.
- Payments must be received by the due date on the bill or must be postmarked on or before the due date by the United States Postal Service. Postage meter dates are not valid proof of mailing and will not be accepted as proof of mailing.
- Personal checks will not be accepted between 15 December and 31 December 2019. Only guaranteed funds (cash, money order, cashier's check, or certified check) will be accepted.
- Partial payments will not be accepted. (There is no installment plan for Township/County taxes.)
- Taxes unpaid after 31 December 2019 will be forwarded to the Montgomery County Tax Claim Bureau. Call 610-278-1216 or visit [www.montcopa.org/taxclaim](http://www.montcopa.org/taxclaim) for further information.
- Under Pennsylvania law, taxpayers are responsible for their taxes regardless of whether they receive their bill. PL 1050 states, "Failure to receive notice shall not relieve any taxpayer from the payment of any taxes imposed by any taxing district, and such taxpayer shall be charged with his taxes as though he had received notice."
- OFFICE HOURS WILL BE HELD AT**  
646 W. RIDGE PIKE, LIMERICK, PA 19468
- OFFICE HOURS FOR MARCH - APRIL ARE:**  
Mon. & Wed. 6:00PM - 8:00PM  
Thurs. 7:00AM - 9:00AM  
Sat. 9:00AM - 11:00AM  
Tues. April 30th 9:00AM - 4:00PM
- Contact Information:  
Ryan Wall, Tax Collector  
Phone: 484-938-8001  
Email: [limericktaxcollector@yahoo.com](mailto:limericktaxcollector@yahoo.com)

LIMERICK, PA  
BAKER PROPERTIES LP  
ONE WEST RED OAK LANE  
WHITE PLAINS, NY 10804

3/7/2019

ACCOUNT NUMBER

SEARS, ROEBUCK AND CO.  
Real Estate Dept D824RE  
UNIT #8978  
3333 BEVERLY ROAD  
HOFFMAN ESTATES, IL 60179

INVOICE #: 008854

0224 1

MAKE CHECKS PAYABLE TO: BAKER PROPERTIES LP

BALANCE DUE

12,101.47

Date	Code	Description	Charges	Payments	Amount Due
3/7/2019	UTR	1/28/19-2/26/19 ELC CHRGS	1,214.16	.00	1,214.16
3/7/2019	UTR	1/28/19-2/26/19 GAS CHRGS	8,563.27	.00	8,563.27
3/7/2019	UTR	1/28/19-2/26/19 ELC CHRGS	2,324.04	.00	2,324.04

3/7/2019	ACCOUNT NUMBER
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Please send this portion of the statement with your remittance.

INVOICE #: 008854  
SEARS, ROEBUCK AND CO.

0224 1

LIMERICK, PA  
BAKER PROPERTIES LP  
ONE WEST RED OAK LANE  
WHITE PLAINS, NY 10804

Current	30	60	90	120	BALANCE DUE
12,101.47	0.00	0.00	0.00	0.00	12,101.47



An Exelon Company  
Page 1 of 2

Name: BAKER PROPERTIES LP  
Account Number: [REDACTED] 1005  
Phone Number: 914-747-1550  
Service Address: 477 N Lewis Rd, Unit A, Royersford

Emergency and Repair

**800-841-4141**

This is the number to call to report power outages, gas leaks or odors, and safety hazards related to PECO Equipment.

Billing Summary

Bill Date 02/26/2019  
Thank you for your payment of \$905.67 on 02/18/2019

Current Period Charges

Electric	\$1,214.16
<b>Total New Charges</b>	<b>\$1,214.16</b>
<b>Total Amount Due on 03/20/2019</b>	<b>\$1,214.16</b>

General Information

Next scheduled meter reading: 03/29/2019

1-800-494-4000

If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

peco.com/service

Customer Self Service - Manage Your Account 24/7  
Start, stop and move your service

PECO ELECTRIC  
DELIVERY



PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

7269  
163  
Seas. 07100

update

Online: [peco.com](http://peco.com)

In Person: 2301 Market St., Philadelphia, PA 19103

By Phone: 1-800-494-4000

Return only this portion with your check made payable to PECO. Please write your account number on your check.



An Exelon Company  
2301 Market Street  
Philadelphia, PA 19103-1380

Pay Today!

[peco.com/ebill](http://peco.com/ebill)

Go paperless: receive and pay your bill online.

- ☐ Enroll in Automatic Payment. Complete form on reverse side.
- ☐ Pledge a donation to MEAF. Complete form on reverse side.

Account # [REDACTED] 1005

877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by  
03/20/2019

\$1,214.16

Payment Amount

\$

0021730 01 MB 0.425 \*\*AUTO TO 0 8740 10604-36159 -C01-B1-P21751-11 4 7



BAKER PROPERTIES LP  
1 W RED OAK LN  
WHITE PLAINS, NY 10604-3615



PECO - Payment Processing  
PO Box 37629  
Philadelphia, PA 19101-0629

176494100501012141690791214162



An Exelon Company  
Page 2 of 2

Account Number: [REDACTED] 1005

### Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier X	Total Usage
				Previous	Present			
01/28-02/26	016962820	General Service	Tot kWh	15756 Actual	16007 Actual	251	48	12,048
01/28-02/26	016962820	General Service	Pk kW	0.00 Actual	0.86 Actual	0.86	48	41.47

Distribution kW - Measured : 41.5 Transmission kW - Measured : 41.5 Generation kW - Measured : 41.5 Total kWh Used: 12,048



### Electric Commercial Service 0-100kW

Service Period 01/28/2019 to 02/26/2019 - 29 days

PECO ELECTRIC DELIVERY		\$351.76
Customer Charge		44.22
Distribution Charges	41.50 kW X 7.10000	294.65
Distribution Charges	12,048 kWh X -0.00060	-7.23
Energy Efficiency Charge	12,048 kWh X 0.00167	20.12
ELECTRIC SUPPLY		\$793.71
Generation Charges	12,048 kWh X 0.06085	733.12
Transmission Charges	41.50 kW X 1.46000	60.59
TAXES & FEES		\$68.69
State Tax Adjustment		-0.04
Sales Tax		68.73
<b>Total Current Charges</b>		<b>\$1,214.16</b>

### Message Center

From PECO:

5.90% estimated Gross Receipts Tax of \$67.58 included in new charges.

Your electric price to compare is \$0.0659 per kWh. This may change in March, June, September and December. For more information and supplier offers visit [PAPowerSwitch.com](http://PAPowerSwitch.com).

### Shopping Information Box

When shopping for a competitive electric/natural gas supplier, please provide the following:

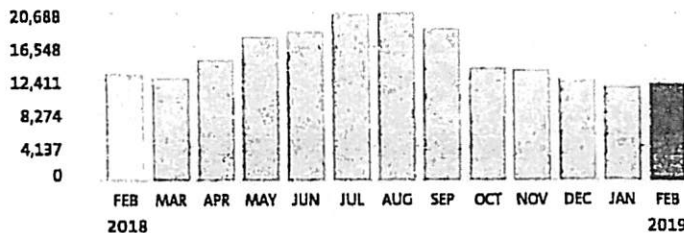
Account Number: [REDACTED] 1005

Electric Rate: Electric Commercial Service 0-100kW

If you are purchasing the energy you use from a competitive supplier, it is important to understand the terms of your contract and expiration date.

### Your Usage Profile ANNUAL ELECTRIC USAGE

[peco.com/smartideas](http://peco.com/smartideas)  
Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	12,048	415.4	29	36
Last Month	11,520	384.0	30	36
Last Year	13,152	453.5	29	41
Avg kWh per Month		15,600		
Total Annual kWh Usage		187,200		







An Exelon Company  
Page 1 of 3

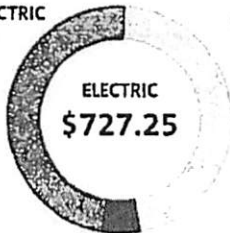
Name: BAKER PROPERTIES LP  
Account Number: [REDACTED] 0016  
Phone Number: 914-747-1550  
Service Address: 477 N Lewis Rd, C, Royersford

Emergency and Repair

**1** 800-841-4141

This is the number to call to report power outages, gas leaks or odors, and safety hazards related to PECO Equipment.

☒ PECO ELECTRIC DELIVERY



TAXES & FEES

☒ ELECTRIC SUPPLY  
PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

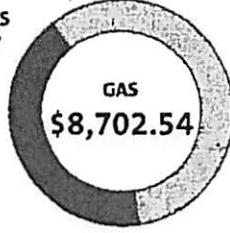
Billing Summary

Bill Date 02/26/2019  
Thank you for your payment of \$9,352.74 on 02/18/2019

Current Period Charges

Electric	\$727.25
Gas	\$8,702.54
<b>Total New Charges</b>	<b>\$9,429.79</b>
<b>Total Amount Due on 03/20/2019</b>	<b>\$9,429.79</b>

☒ PECO GAS DELIVERY



TAXES & FEES

☒ GAS SUPPLY  
PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

General Information

Next scheduled meter reading: 03/29/2019

1-800-494-4000

If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

[peco.com/service](http://peco.com/service)

Customer Self Service - Manage Your Account 24/7  
Start, stop and move your service

☒ Online: [peco.com](http://peco.com)

☒ In Person: 2301 Market St., Philadelphia, PA 19103

☒ By Phone: 1-800-494-4000

Return only this portion with your check made payable to PECO. Please write your account number on your check.



An Exelon Company  
2301 Market Street  
Philadelphia, PA 19103-1380

Pay Today!

☒ [peco.com/ebill](http://peco.com/ebill)

Go paperless: receive and pay your bill online.

- ☐ Enroll in Automatic Payment. Complete form on reverse side.  
☐ Pledge a donation to MEAF. Complete form on reverse side.

Account # [REDACTED] 0016

☒ 877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by  
03/20/2019

\$9,429.79

Payment Amount

\$

0021733 01 MB 0 425 \*\*AUTO TO 0 8740 10604-381599 -C01-B1-P21754-11 4 7



BAKER PROPERTIES LP  
1 W RED OAK LN  
WHITE PLAINS, NY 10604-3615



PECO - Payment Processing  
PO Box 37629  
Philadelphia, PA 19101-0629

269329001601094297990799429793



An Exelon Company  
Page 2 of 3

Account Number: 00016

### Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading Previous	Meter Reading Present	Difference	Multiplier X	Total Usage
01/28-02/26	016962823	General Service	Tot kWh	14927 Actual	14420 Actual	93	48	4,464
01/28-02/26	016962823	General Service	Pk kW	0.00 Actual	0.89 Actual	0.89	48	42.72
01/28-02/26	027729138	General Service	Total Ccf	86187 Actual	86306 Actual	119	1.34	159
01/28-02/26	027869424	General Service	Total Ccf	65893 Actual	73189 Actual	7,296	1.34	9,777

Distribution kW - Measured : 42.7 Transmission kW - Measured : 42.7 Generation kW - Measured : 42.7

Total kWh Used: 4,464  
Total Ccf Used: 9,936



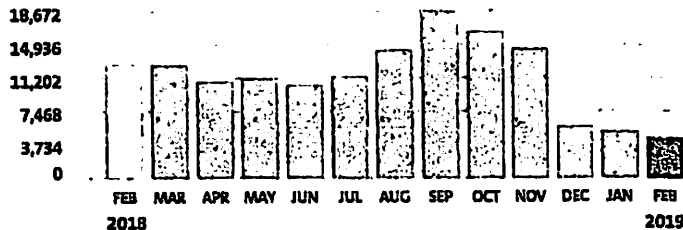
### Electric Commercial Service 0-100kW

Service Period 01/28/2019 to 02/26/2019 - 29 days

PECO ELECTRIC DELIVERY		\$352.16
Customer Charge		44.22
Distribution Charges	42.70 kW X 7.10000	303.17
Distribution Charges	4,464 kWh X -0.00060	-2.68
Energy Efficiency Charge	4,464 kWh X 0.00167	7.45
ELECTRIC SUPPLY		\$333.97
Generation Charges	4,464 kWh X 0.06085	271.63
Transmission Charges	42.70 kW X 1.46000	62.34
TAXES & FEES		\$41.12
State Tax Adjustment		-0.04
Sales Tax		41.16

**Total Current Charges \$727.25**

### Your Usage Profile ANNUAL ELECTRIC USAGE



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	4,464	153.9	29	36
Last Month	5,232	174.4	30	36
Last Year	12,816	441.9	29	41
Avg kWh per Month	11,372			
Total Annual kWh Usage	136,464			

### Message Center

From PECO:

5.90% estimated Gross Receipts Tax of \$40.48 included in new charges.

Your electric price to compare is \$0.0748 per kWh. This may change in March, June, September and December. For more information and supplier offers visit [PAPowerSwitch.com](http://PAPowerSwitch.com).

Your gas price to compare for your rate class is \$0.5088 per Ccf. This may change in March, June, September and December. For more information on how to shop for natural gas visit [PaGasSwitch.com](http://PaGasSwitch.com) and [oca.state.pa.us](http://oca.state.pa.us).

### Shopping Information Box

When shopping for a competitive electric/natural gas supplier, please provide the following:

Account Number: 00016

Electric Rate: Electric Commercial Service 0-100kW

Gas Rate: Gas Commercial Heating Service

If you are purchasing the energy you use from a competitive supplier, it is important to understand the terms of your contract and expiration date.



### Gas Commercial Heating Service

Service Period 01/28/2019 to 02/26/2019 - 29 days

PECO GAS DELIVERY		\$3,216.71
Customer Charge		28.55
Distribution Charges	2,000 Ccf X 0.37319	746.38
Distribution Charges	7,936 Ccf X 0.25924	2,057.33
Balancing Service Charges	9,936 Ccf X 0.02444	242.84
Distribution System Improvement Charge		141.61



Online: [peco.com](http://peco.com)

In Person: 2301 Market St., Philadelphia, PA 19103

By Phone: 1-800-494-4000



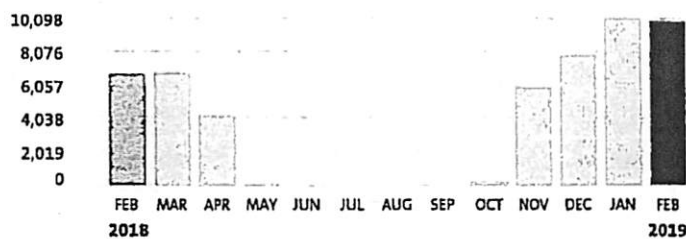
An Exelon Company  
Page 3 of 3

Account Number: [REDACTED] 0016

<b>GAS SUPPLY</b>			<b>\$5,055.34</b>
Natural Gas Supply Charges	9,936 Ccf	X 0.38380	3,813.44
Gas Cost Adjustment Charges	9,936 Ccf	X 0.12499	1,241.90
<b>TAXES &amp; FEES</b>			<b>\$430.49</b>
Federal Tax Adjustment			-33.99
State Tax Adjustment			-28.12
Sales Tax			492.60
<b>Total Current Charges</b>			<b>\$8,702.54</b>

**Your Usage Profile**  
ANNUAL GAS USAGE

peco.com/smartideas  
Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	9,936	342.6	29	36
Last Month	10,098	336.6	30	36
Last Year	6,725	231.9	29	41
<b>Avg Ccf per Month</b>	<b>3,764</b>			
<b>Total Annual Ccf Usage</b>	<b>45,173</b>			



An Exelon Company  
Page 1 of 3

Name: BAKER PROPERTIES LP  
Account Number: 7004  
Phone Number: 914-747-1550  
Service Address: 477 N Lewis Rd, B, Royersford

#### Emergency and Repair

**800-841-4141**

This is the number to call to report power outages, gas leaks or odors, and safety hazards related to PECO Equipment.

#### Billing Summary

Bill Date: 02/26/2019  
Thank you for your payment of \$4,862.99 on 02/18/2019

#### Current Period Charges

Electric	\$2,324.04
Gas	\$2,828.96
<b>Total New Charges</b>	<b>\$5,153.00</b>
<b>Total Amount Due on 03/20/2019</b>	<b>\$5,153.00</b>

#### General Information

Next scheduled meter reading: 03/29/2019

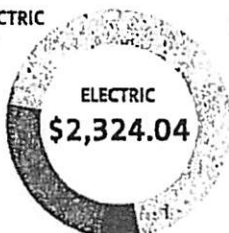
**1-800-494-4000**

If you have any questions or concerns, please call 800-494-4000 before the due date. Si tiene alguna pregunta, favor de llamar al numero 1-800-494-4000 antes de la fecha de vencimiento.

**peco.com/service**

Customer Self Service - Manage Your Account 24/7  
Start, stop and move your service

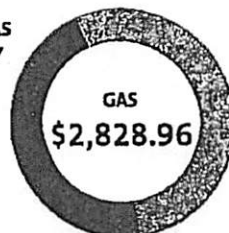
PECO ELECTRIC  
DELIVERY



TAXES & FEES

PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

PECO GAS  
DELIVERY



TAXES & FEES

GAS SUPPLY  
PECO  
2301 Market Street  
Philadelphia, PA 19103  
800-494-4000

Online: [peco.com](http://peco.com)

In Person: 2301 Market St., Philadelphia, PA 19103

By Phone: 1-800-494-4000

Return only this portion with your check made payable to PECO. Please write your account number on your check.



An Exelon Company  
2301 Market Street  
Philadelphia, PA 19103-1380

**Pay Today!**

**peco.com/ebill**

Go paperless: receive and pay your bill online.

☐ Enroll in Automatic Payment. Complete form on reverse side.

☐ Pledge a donation to MEAF. Complete form on reverse side.

Account # 7004

877-432-9384

Pay by phone, a convenience fee will apply.

Please pay this amount by  
03/20/2019

**\$5,153.00**

Payment Amount

0021731 01 MB 0.425 \*\*AUTO TO 0 8740 10804-381589 -C01-B1-P21752-11 4 7



BAKER PROPERTIES LP  
1 W RED OAK LN  
WHITE PLAINS, NY 10604-3615



PECO - Payment Processing  
PO Box 37629  
Philadelphia, PA 19101-0629

207441700401051530090795153007



An Exelon Company  
Page 2 of 3

Account Number: 7004

### Meter Information

Read Dates	Meter Number	Load Type	Reading Type	Meter Reading		Difference	Multiplier	Total Usage
				Previous	Present		X	
01/28-02/26	016949630	General Service	Tot kWh	22931 Actual	23443 Actual	512	48	24,576
01/28-02/26	016949630	General Service	Pk kW	0.00 Actual	1.53 Actual	1.53	48	73.25
01/28-02/26	027526052	General Service	Total Ccf	11760 Actual	14003 Actual	2,243	1.34	3,006
01/28-02/26	027627298	General Service	Total Ccf	377 Actual	377 Actual	0	1.34	0

Distribution kW - Measured : 73.2 Transmission kW - Measured : 73.2 Generation kW - Measured : 73.2

Total kWh Used: 24,576

Total Ccf Used: 3,006



### Electric Commercial Service 0-100kW

Service Period 01/28/2019 to 02/26/2019 - 29 days

PECO ELECTRIC DELIVERY		\$590.23
Customer Charge		44.22
Distribution Charges	73.20 kW X 7.10000	519.72
Distribution Charges	24,576 kWh X -0.00060	-14.75
Energy Efficiency Charge	24,576 kWh X 0.00167	41.04
ELECTRIC SUPPLY		\$1,602.32
Generation Charges	24,576 kWh X 0.06085	1,495.45
Transmission Charges	73.20 kW X 1.46000	106.87
TAXES & FEES		\$131.49
State Tax Adjustment		-0.06
Sales Tax		131.55
<b>Total Current Charges</b>		<b>\$2,324.04</b>

### Message Center

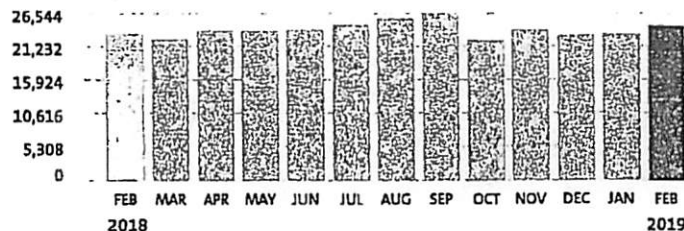
From PECO:

5.90% estimated Gross Receipts Tax of \$129.36 included in new charges.

Your electric price to compare is \$0.0652 per kWh. This may change in March, June, September and December. For more information and supplier offers visit [PAPowerSwitch.com](http://PAPowerSwitch.com).

Your gas price to compare for your rate class is \$0.5088 per Ccf. This may change in March, June, September and December. For more information on how to shop for natural gas visit [PaGasSwitch.com](http://PaGasSwitch.com) and [oca.state.pa.us](http://oca.state.pa.us).

### Your Usage Profile



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	24,576	847.4	29	36
Last Month	23,232	774.4	30	36
Last Year	23,232	801.1	29	41
Avg kWh per Month	23,952			
Total Annual kWh Usage	287,424			

### Shopping Information Box

When shopping for a competitive electric/natural gas supplier, please provide the following:

Account Number: 7004

Electric Rate: Electric Commercial Service 0-100kW

Gas Rate: Gas Commercial Heating Service

If you are purchasing the energy you use from a competitive supplier, it is important to understand the terms of your contract and expiration date.



### Gas Commercial Heating Service

Service Period 01/28/2019 to 02/26/2019 - 29 days

PECO GAS DELIVERY		\$1,160.99
Customer Charge		28.55
Distribution Charges	2,000 Ccf X 0.37319	746.38
Distribution Charges	1,006 Ccf X 0.25924	260.80
Balancing Service Charges	3,006 Ccf X 0.02444	73.47
Distribution System Improvement Charge		51.79





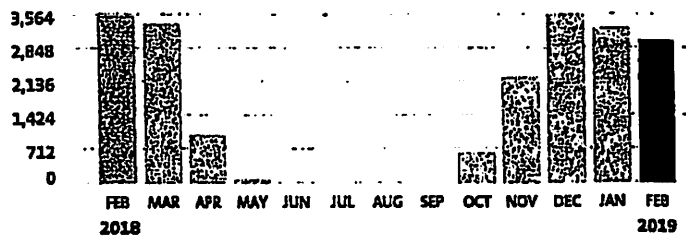
An Exelon Company  
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Account Number **7004**

<b>GAS SUPPLY</b>				<b>\$1,529.42</b>
Natural Gas Supply Charges	3,006 Ccf	X	0.38380	1,153.70
Gas Cost Adjustment Charges	3,006 Ccf	X	0.12499	375.72
<b>TAXES &amp; FEES</b>				<b>\$138.55</b>
Federal Tax Adjustment				-12.43
State Tax Adjustment				-9.15
Sales Tax				160.13
<b>Total Current Charges</b>				<b>\$2,828.96</b>

**Your Usage Profile**  
ANNUAL GAS USAGE

[peco.com/smartideas](http://peco.com/smartideas)  
Save energy and money



Period	Usage	Avg Daily Usage	Days	Avg Daily Temp
Current Month	3,006	103.7	29	36
Last Month	3,263	108.8	30	36
Last Year	3,527	121.6	29	41
<b>Avg Ccf per Month</b>	<b>1,428</b>			
<b>Total Annual Ccf Usage</b>	<b>17,136</b>			